

ROCKY HILL PLANNING BOARD
Minutes of the February 8, 2005 Meeting

Present: Cann, Hasser, Oakley, Pihokken, Roshetar, Whitlock, Youtz

Absent: Avery, Harris, Nolan, Yuchmow

Also present: V. Bollheimer and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Open Public Comment Period: The meeting was opened to the public. Being that there were no comments, a motion was made by J. Hasser and R. Whitlock seconded the motion to close the public comment period. The vote was 7-0 in favor. Motion carried.

Chairperson's Comments: C. Pihokken stated that at the last meeting the Planning Board approved a motion to nominate the Lyric Hall project for the Good Neighbor Award. He advised that J. Yuchmow entered our nomination last week. He then advised that the County sponsored Planning Board Chair Breakfast is scheduled for Monday, February 14th and since he is unavailable J. Yuchmow will attend. C. Pihokken then stated that the hearings on the Cross Acceptance Report for Somerset County are scheduled for February 15th (draft hearing) and March 15th (final hearing). The meetings are open to the public. He stated that S. Kimball is reviewing the report and will prepare comments if appropriate. C. Pihokken handed out a copy of a draft set of Planning Board goals; he asked that the secretary distribute a copy of the document with the minutes from this meeting. Please see Addendum "A". He advised that he will incorporate all comments received in a revised document to review at the March meeting. V. Bollheimer stated that at last month's meeting the Chair indicated one objective for 2005 being the adoption of Planning Board bylaws. She handed out a copy of another municipalities draft bylaws for review. C. Pihokken stated that a subcommittee should be formed to review the bylaws. J. Yuchmow, C. Cann and T. Roshetar volunteered to serve on the subcommittee. Motion was made by R. Whitlock and J. Hasser seconded the motion to approve the subcommittee appointment of Yuchmow, Cann and Roshetar. The vote was 7-0 in favor. Motion carried.

C. Pihokken then stated that when ATT came in with an application for additional equipment on the water tower, a resolution was to be memorialized at tonight's meeting but the resolution was not prepared in time so the applicant has granted the Planning Board a one month extension of time. The resolution will be on the March agenda.

Approval of Minutes:

November 9, 2004 – Motion made by T. Roshetar and R. Whitlock seconded the motion to approve the minutes of November 9, 2004. The vote was 4-0 in favor. Motion carried.

November 12, 2004 – Motion made by T. Roshetar and C. Cann seconded the motion to approve the minutes of November 12, 2004. The vote was 3-0 in favor. Motion carried.

December 14, 2004 – Motion made by R. Whitlock and T. Roshetar seconded the motion to approve the minutes of December 14, 2004. The vote was 3-0 in favor. Motion carried.

January 11, 2005 (regular session) – Motion made by T. Roshetar and C. Cann seconded the motion to approve the minutes of January 11, 2005. The vote was 6-0 in favor. Motion carried.

January 11, 2005 (closed session) - Motion made by T. Roshetar and C. Cann seconded the motion to approve the closed session minutes of January 11, 2005. The vote was 4-0 in favor. Motion carried.

APPLICATION FOR PERMIT

201 Washington Street; Block 9, Lots 2 & 3

Timothy Huizing - Minor Subdivision

Valerie Bollheimer, Esq., stated that she reviewed the proof of publication and the board has jurisdiction.

Mark Imbriani, Esq., attorney for the applicant, began by stating that this property has been in the applicant's family for over 50 years. It is within the historic district and they are requesting a realignment of the property line. At one time the family had sold off a portion of lot 3 and they thought that the existing home was solely on lot 3 whereas portions of the home and drive were on lot 2. He referred to the zoning officer's report, he advised that the balance of their escrow deposit was satisfied and he then presented the subdivision plan (Exhibit A-1). Mr. Imbriani stated that the lots are both conforming lot and with the lot line adjustment they will still be in conformance. Mr. Imbriani stated that the applicant requested a waiver with respect to the submission requirement for an LOI, they requested the waiver because there is an existing improvement and no other improvements are proposed. They are asking that the LOI be postponed until they decide to propose improvements to either parcel to determine the wetlands delineation.

Ms. Bollheimer handed out copies of the zoning charts provided on the plans to the board. Mr. Imbriani asked Jeffrey Baldwin, professional planner for the applicant to address the board. Mr. Baldwin, JT Surveying, was sworn in and testified that he is a licensed planner and surveyor. He referenced the subdivision plan and stated that the property is bounded by the Van Horne Brook, to the west is the Borough Park, and to the north is Washington Street. The total acreage is 3.64; they wish to divide the property into a more logical representation to the home. He stated that since they are not proposing any construction the applicant will retain lot 2 and if they wish to develop that portion of the land in the future, then they will apply for an LOI. Mr. Baldwin stated that the flood line that the NJDEP has provided is indicated on the subdivision plan. Regarding the driveway location, there is one question on how the drive would connect to the lot. He advised that the applicant does not want a common drive with lot 3 therefore they are considering a driveway connection from Washington Street and across the property. Sewer service to the site would be available from Washington Street. He spoke with Larry Merk from the water company and was advised that the line is not a private line. It comes from the northerly side and serves the Pottery Barn so there must be a connection to this residence and therefore water would be available for lot with a connection. Mr. Baldwin stated that all the bulk requirements have been satisfied.

Mr. Imbriani stated that they are aware that curb cut approval is needed from Somerset County for the driveway cut in Washington Street. He advised that in the old deeds there were references to some old buildings on the front lot, he advised that they are unsure as to the purpose of these outbuildings but felt that they may have been tenement housing. Mr. Baldwin

referred to a map dated 1857 of the site and the general vicinity. Mr. Imbriani stated that the applicant has no intention to build on lot 2. T. Roshetar asked if lot 2 is large enough for further subdivision. R. Whitlock responded that he is unsure but he does not think there would be enough frontage for two lots and flag lots are not permitted. Ms. Bollheimer stated that a condition should be that prior to development of lot 2, NJDEP interpretation must be provided. She then asked if the water line connection to lot 2 requires an easement, the applicant was asked to look into this. Mr. Baldwin responded that they will explore this further to determine the location of the water line. Larry Raffaelli, Zoning Officer, was sworn in and stated that he is interested in the location of the line and the applicant was asked to provide this information to his office. He stated that any future development is subject the provision of an LOI from the NJDEP for presence or absence of wetlands within the transition areas. If development is proposed, the applicant shall be required to secure county approval for the driveway curb cut.

The meeting was then opened to the public. Being that no one wished to speak, motion was made by R. Whitlock and J. Hasser seconded the motion to close the public portion of the meeting. The vote was 7-0 in favor. Motion carried.

Motion was made by R. Whitlock and T. Roshetar seconded the motion to approve the application with the following condition:

1. If development is proposed, the applicant shall be required to secure approval from Somerset County for the proposed driveway curb cut for lot 2.
2. If development is proposed, an LOI from the NJDEP must be provided.
3. The applicant must locate the water service line to the existing home and provide this information to the zoning officer.

The vote was 7-0 in favor. Motion Carried.

For: Cann, Hasser, Oakley, Pihokken, Roshetar, Whitlock, Youtz

Against: None

Abstain: None

Motion was made and seconded to adjourn the meeting at 8:15 p.m. All members present were in favor. Motion carried.

The next meeting is scheduled for Tuesday, March 8, 2005.

Respectfully submitted,

Kerry A. Philip
Recording Secretary

“ADDENDUM A”

DRAFT
ROCKY HILL PLANNING BOARD
2005 GOALS

- **MEMBER DEVELOPMENT**

- Develop and schedule in house reviews of Board Topics (Master Plan, Historic Preservation Ordinance, Planning Board vs Zoning Board, Land Use Ordinances, Variances, Ethics-Conflict of Interest) using Board Professionals.
- Support Members access to outside training sessions (New Jersey Planning Officials Education Programs, etc)
- Establish access to professional support for matters of Historic Preservation.

- **BOARD PROCESS IMPROVEMENT**

- Adopt Planning Board By-Laws
- Review and modify as appropriate all Application Processes

- **COMMUNITY OUTREACH**

- Sponsor a community information session to release the newly prepared “Guide to Preservation” Brochure.
- Establish better access to Planning Board Forms and Procedures via Rocky Hill Website